

AGENDA



Recommendation for Council Action (CLMD)

Austin City Council

Item ID:

62985

Agenda Number

7.

Meeting Date:

October 6, 2016

Department:

Capital Contracting Office

Subject

Authorize award and execution of a construction contract with FLINTCO, LLC, for Austin Energy's Domain District Cooling Plant Cooling Tower Improvements Project, in the amount of \$11,360,000 plus a \$1,136,000 contingency, for a total contract amount not to exceed \$12,496,000. (District 7)

Amount and Source of Funding

Funding in the amount of \$12,496,000 is available in the Fiscal Year 2016-2017 Capital Budget of Austin Energy.

Fiscal Note

A fiscal note is attached.

Purchasing Language:

Lowest responsive bid of three bids received through a competitive Invitation for Bid solicitation.

Prior Council Action:

November 6, 2014 – Council approved Professional Services Agreement with Jacobs Engineering Group, Inc. to provide engineering services for this project.

For More Information:

Rolando Fernandez, 512-974-7749; Sarah Torchin, 512-974-7141; Jim Collins, 512-322-6426; John Routh, 512-505-7820.

Boards and Commission Action:

To be reviewed by the Electric Utility Commission on September 19, 2016.

Related Items:

MBE / WBE:

This contract will be awarded in compliance with City Code Chapter 2-9A (Minority Owned and Women Owned Business Enterprise Procurement Program) through the achievements of Good Faith Efforts with 6.17% MBE and 0.00% WBE participation.

Additional Backup Information

The Domain District Cooling Plant is located at 3120 Kramer Lane, on the east side of the Domain development in an area populated with businesses, retail, and housing. It was built in the 1980s as an integral part of the IBM campus. The City of Austin acquired the plant in 2001. Austin Energy operates four district cooling plants, two in Downtown Austin, one at the Domain, and one at Mueller. These plants deliver chilled water through a system of underground pipes to 60 customers. The chilled water is used to cool and dehumidify customers' buildings, mainly large hotels, office buildings, condominiums, apartments, and in the case of Mueller, the Dell Children's Medical Center of Central Texas. These plants operate 24 hours a day, seven days a week. A valuable feature of these district cooling plants includes thermal storage which allows Austin Energy to produce chilled water and ice during off electric peak hours at night, and then discharge it during peak hours when it is needed most, which benefits all customers.

The objective of this project is the decommissioning of the existing 10 cooling tower cells and associated infrastructure and appurtenances, with a total capacity of 19,700 tons, to be replaced with five new, more reliable and efficient cells for a total capacity of 15,000 tons. Endeavor, the property management firm of the Domain development, is in support of the project. The existing 30-year old cooling towers are at the end of their useful life and are experiencing failures which impact safety and reliability. This project is critical in providing reliable service to chilled water customers at the Domain. A delay in award could result in a loss of service to surrounding Austin Energy customers.

Due to the potential for the contractor to encounter underground utilities associated with the historical IBM facilities and potential schedule adjustments requested by Endeavor, a 10% contingency in funding has been included to allow for the expeditious processing of any change orders. This contingency is an additional amount of money added to the construction budget to cover any unforeseen construction costs associated with the project.

The contract allows 545 Calendar days for completion of this project. This project is located within zip code 78758 (District 7). The project will be managed by Austin Energy.

FLINTCO, LLC is located in Austin, Texas.

Information on this solicitation is available through the City's Financial Services Austin Finance Online website. Link: [Solicitation Documents](#).